

# *Town of Horicon*

## *Planning Board Minutes*

November 15, 2006 - Approved 12/20/06

Members Present: Chairperson Bill Bruce, Ruth Ann Assmann, Jim Remington, Steven Smith,  
Absent Doug Paton and Alternate Dennis Doyle

Others Present: Counsel to Boards Mark Schachner, Zoning Officer Gary McMeekin, ZBA Chairperson  
Priscilla Remington

Guests Present: Val Steinman, Becky Granger, Erin Hayes

### **Public Hearings were called to order at 7:30 PM**

**File # 2005-04 Tax Map 89.-1-76, 88.-1-15, 89.-1-2 Jabe Pond Partners** seeking a 18 lot subdivision, parcels located off Jim Younes Rd. As representatives were not present, Ruth Ann Assmann made a motion to continue the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File # 2006-44 Tax Map # 73.-1-12 Richard Diehl** seeking a Conditional Use to build a 24' x 36' detached garage and a 22' x 20' addition to home on parcel located at 484 Grassville Rd. Steven Smith questioned the applicant if the addition to the home would include a bathroom. The applicant stated that the addition would not include a bathroom. After no additional comments or questions, Ruth Ann Assmann made a motion to close the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes

**Regular Meeting of the Planning Board** was called to order by Chairperson, Bill Bruce. A motion to approve the September 2006 minutes was made by Ruth Ann Assmann, 2<sup>nd</sup> by Jim Remington. All Ayes

### **Unfinished Business:**

**File # 2006-44 Tax Map # 73.-1-12 Richard Diehl** seeking a Conditional Use to build a 24' x 36' detached garage and a 22' x 20' addition to home on parcel located at 484 Grassville Rd. SEQRA form was reviewed by the board. Ruth Ann Assmann made a motion to declare a negative declaration, 2<sup>nd</sup> by Jim Remington. All Ayes. Ruth Ann Assmann made a motion to approve the Conditional Use, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File # 2006-40 Tax Map 38.-1-45.1 and 38.-1-45.2 Theresa and Bryan Sica** seeking an 8 lot subdivision of parcel located on Dorset Rd. No new information was received and no representative is present. Steven Smith made a motion to table this application, 2<sup>nd</sup> by Ruth Ann Assmann. All Ayes.

**File # 2005-29 Tax Map 88.-2-10, 88.7-1-20, 88.7-1-19 Brant Lake Creek** seeking a 16 lot subdivision located at 6732 & 6744 State Rte 8. Ruth Ann Assmann stated that the applicant would possibly have information for this board in January 2007. Jim Remington made a motion to table this application, 2<sup>nd</sup> by Bill Bruce, All Ayes other than Ruth Ann Assmann who recused herself.

### **New Business:**

**File # 2006-46 Tax Map 88.10-1-38 Valerie Steinman seeking a Conditional Use to change living room into a liquor store, parcel located at 351 Horicon Ave.** The applicant stated that the liquor store has to be separate from the general store and the house facade will match the new store facade. Ruth Ann Assmann stated that there is no information in the application regarding parking. The applicant stated that there were no issues about parking before and there could be parking in the back. After a brief discussion regarding the NYS Liquor Authority. Steven Smith made a motion to deem the application complete, schedule a public hearing, 2<sup>nd</sup> by Jim Remington. The Board was polled. Steven Smith Aye Jim Remington Aye Bill Bruce Aye Ruth Ann Assmann No. The motion was passed by majority vote.

**File # 2006-48 Tax Map 71.12-1-35 and 71.12-1-36 John Hupe and Lynn Keil** seeking a Boundary Line Adjustment for parcels located on Pease Hill Rd. Erin Hayes, representing the applicant stated that this adjustment will not change the conformity of the parcels, requesting the board waive the public hearing. After a brief discussion, Steven Smith made a motion to waive the public hearing, granting the Boundary Line Adjustment, 2<sup>nd</sup> by Ruth Ann Assmann. All Ayes.

#### **REFERRAL:**

Steven Smith recused himself from his application and sat in the audience.

**File # 2006-43 Tax Map 70.-2-11.21 Steven L Smith** seeking an Area Variance to install a toilet and sink in existing detached garage with approved septic system, parcel located at 215 Valentine Pond Rd. Warren Co Planning Board stated No County Impact with the condition the septic system be used for the garage is compliant. After a brief discussion of the septic tank size, Ruth Ann Assmann made a motion to recommend that the ZBA approve the variance, 2<sup>nd</sup> by Jim Remington. All Ayes.

Steven Smith returned to the board.

Board Privilege: Vouchers and 2007 Meeting Dates were discussed.

Being no further business, Jim Remington made a motion to adjourn the meeting, 2<sup>nd</sup> by Ruth Ann Assmann. All Ayes, the meeting was adjourned at 8:15 PM

Respectfully Submitted  
Christine Smith-Hayes